

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
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2007E0133311

ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS



SPECIAL WARRANTY DEED
(Corporation)

CONTINENTAL TITLE COMPANY

56755

This Deed, made and entered into on September 26, 2007 by and between Grantor(s): IB Property Holdings, LLC, organized and existing under the laws of the State of Delaware, United States of America, with its principal office in the County of Miami-Dade, State of Florida, and Grantee(s): Robert E. Holmberg and Caroline S. Holmberg, _____, of Jackson County, State of Missouri.

Mailing Address of the Grantee(s): 31103 E. Olive Mills Rd.
Suckner, MO 64016

Witnesseth, that the Grantor(s), for an in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, does by these presents *Bargain and Sell, Convey and Confirm* unto the Grantee(s), the following described Real Estate, situated in Jackson County and State of Missouri, to wit:

TRACT 1: BEGINNING AT THE POINT ON THE WEST LINE OF SECTION 18, TOWNSHIP 50, RANGE 29, IN LEVASY, JACKSON COUNTY, MISSOURI, 479.72 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION AND ON THE NORTH LINE OF THE RIGHT OF WAY OF MISSOURI PACIFIC RAILROAD (25 FEET FROM THE CENTER LINE THEREOF), SAID POINT ALSO BEING 525.92 FEET (DEED=516 FEET) NORTH OF THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 50, RANGE 30; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID RIGHT OF WAY (25 FEET FROM SAID ENTER LINE) 16.51 FEET THENCE NORTH 833 FEET; THENCE EAST 16.6 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13, 830 FEET NORTH OF THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID SECTION 13 AND THE WEST LINE OF SAID SECTION 18, NORTH 0 DEGREES 00 MINUTES 22 SECONDS EAST 485.16 FEET; THENCE SOUTH 86 DEGREES 11 MINUTES EAST 373.64 FEET TO A POINT IN THE APPROXIMATE CENTER LINE OF FORT OSAGE DRAINAGE DITCH AS DESCRIBED IN

40342676



Superfund

DOCUMENT NO. 1-157468; THENCE ALONG THE APPROXIMATE CENTER LINE OF SAID DITCH AS DESCRIBED IN SAID DOCUMENT AS FOLLOWS: SOUTH 61 DEGREES 32 MINUTES EAST 912.31 FEET; SOUTH 21 DEGREES 20 MINUTES EAST 343.54 FEET; SOUTH 0 DEGREES 42 MINUTES WEST 264.65 FEET TO A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF MISSOURI PACIFIC RAILROAD (50 FEET FROM THE CENTER LINE THEREOF); THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH LINE OF SAID RIGHT OF WAY (50 FEET FROM SAID CENTER LINE) AND ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1960.08 FEET) 366.63 FEET (CHORD SOUTH 82 DEGREES 29 MINUTES 56 SECONDS WEST 366.45 FEET) TO THE POINT OF TANGENT; THENCE ALONG SAID RIGHT OF WAY SOUTH 77 DEGREES 40 MINUTES 38 SECONDS WEST (DEED=SOUTH 71 DEGREES 45 MINUTES WEST) 954.60 FEET TO THE SOUTHWEST CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 1-53979, SAID POINT BEING ON THE WEST LINE OF SAID SECTION 18, 505.31 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE SOUTH 0 DEGREES 00 MINUTES 22 SECONDS WEST 25.59 FEET TO THE POINT OF BEGINNING.

TRACT II: THE WEST 42.30 FEET OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 50, RANGE 29 LYING SOUTH OF THE RIGHT OF WAY OF MISSOURI PACIFIC RAILROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 50, RANGE 29; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 402.95 FEET (DEED=407.60 FEET) TO A POINT ON THE SOUTH LINE OF THE RIGHT OF WAY OF MISSOURI PACIFIC RAILROAD (50 FEET FROM THE CENTER LINE THEREOF); THENCE ALONG THE SOUTH LINE OF SAID RIGHT OF WAY NORTH 77 DEGREES 40 MINUTES 38 SECONDS EAST (DEED=NORTH 71 DEGREES 45 MINUTES EAST) 43.29 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 412.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE WEST 42.30 FEET TO THE POINT OF BEGINNING.

Commonly known as 2300 N. Holly Road, Buckner, Missouri 64016.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

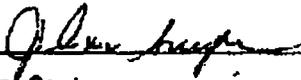
To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s), and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will *Warranty and Defend* the title to the premises unto the Grantee(s), and to the heirs and assigns of such Grantee(s)

forever, against the lawful claims of all persons claiming by, through or under Grantor(s) but none other excepting, however, the general taxes for the calendar year 2007 and thereafter, and special taxes becoming a lien after the date of this deed.

In Witness Whereof, the Grantor(s) has or have executed these presents the day and year first above written.

IB Property Holdings, LLC



JoAnn Snyder
Vice-President
IB Property Holdings, LLC



State of Florida)
)
County of Miami-Dade)

On September 25, 2007, before me personally appeared JoAnn Snyder, to me known, who being by me duly sworn, did say that she is the Vice President of IB Property Holdings, LLC, a Delaware Limited Liability Corporation, and that said instrument was signed in behalf of said Corporation, by authority of its Board of Members; and said Vice President acknowledged said instrument to be the free act and deed of said Corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My term expires:

